Karen Johnson Davidson County
Batch# 1476391 DEEDQC
09/22/2026 12:32:30 PM 4 pgs
Fees: $23.00 Taxes: $74.00
20260922-0087917

This Instrument was prepared by/Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 ph
931-233-4079 fax

**Map and Parcel No(s).: 092 16 0D 217.00 CO**

**NEW OWNER:**
**ALEXA C ALBERT**
**1803 BROADWAY APT 217**
**NASHVILLE, TN 37203**

**SEND TAX BILLS TO:**
**SAME AS ABOVE**

# QUITCLAIM DEED

**This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **ROBERT BRYAN KINNEY, AN UNMARRIED MAN**, by this instrument, **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **ALEXA C ALBERT**, her heirs and assigns forever, the property described as follows:

LAND LYING AND BEING LOCATED IN, DAVIDSON COUNTY, TENNESSEE, BEING UNIT 217 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM, BEING A PORTION OF LOT NOS 142 AND 143 ON THE PLAN OF THE BOYD ADDITION TO MORE PARTICULARLY DESCRIBED ACCORDING TO ALTA/ACSM AS-BUILT SURVEY PREPARED BY WAMBLE AND ASSOCIATES, PLLC DATED OCTOBER 4, 2002, UPDATED ON FEBRUARY 14, 2003. TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN THE MASTER DEED FOR THE BRISTOL ON BROADWAY, A CONDOMINIUM, RECORDED UNDER INSTRUMENT NO. 20050517-0055639, AMENDED IN INSTRUMENT NO 20060307-0026614 AND INSTRUMENT NO 20070615-0071857, SAID MASTER DEED AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO BEING BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. THE INTEREST HEREIN CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, AN UNDIVIDED .56% INTEREST IN THE COMMON ELEMENTS OF THE BRISTOL ON BROADWAY CONDOMINIUM. TOGETHER WITH ONE PARKING STALL #69.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

THIS CONVEYANCE IS SUBJECT TO: THE PLAN, WITH OWNER'S CERTIFICATE, OF

RECORD IN INSTRUMENT NO 20050517-0055369, AMENDED IN INSTRUMENT NO 20060307-0026614 AND INSTRUMENT NO 20070615-0071857, SAID REGISTER'S OFFICE, WHICH PLAN SHOWS MINIMUM BUILDING SET BACK LINES AND EASEMENTS AND TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. THE PROVISIONS OF THE CONDOMINIUM MASTER DEED OF RECORD IN INSTRUMENT NO 20050517-0055639, INSTRUMENT NO 20060307-0026614, INSTRUMENT NO 20070615-0071857, SAID REGISTER'S OFFICE, WHICH SUBMITS SAID PROPERTY TO A HORIZONTAL PROPERTY REGIME PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AND SETS FORTH RESTRICTIONS, ASSESSMENT, LIENS AND OTHER MATTERS.

THIS BEING THE SAME PROPERTY CONVEYED UNTO ROBERT BRYAN KINNEY AND ALEXA C ALBERT, BY WARRANTY DEED FROM NATHANIEL B HARRIS AND ALEXANDRA N HARRIS (F/K/A ALEXANDRA N SLONINA), HUSBAND AND WIFE, DATED DECEMBER 12, 2024, OF RECORD IN INSTRUMENT NO 20241216-0097435, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**This is improved property, known as** 1803 BROADWAY APT 217, Nashville, TN 37203.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**ROBERT BRYAN KINNEY**

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, ROBERT BRYAN KINNEY, the bargainer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at, the City of TAMPA, State of FLORIDA, this 13th day of SEPTEMBER, 2026.

Notary Public
My Commission Expires: 11/23/2026

JANET TERENZI
MY COMMISSION # HH 309000
EXPIRES: November 23, 2026

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The actual consideration for this transfer is **$20,000.00**.

AFFIANT

Sworn to and subscribed before me, this 15th day of SEPTEMBER, 2026.

Notary Public
My Commission Expires: 11/23/2026.

JANET TERENZI
MY COMMISSION # HH 309000
EXPIRES: November 23, 2026

202609220087917

# TRUE COPY CERTIFICATION

I, Dana Robertson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/13/2026.

9/13/26

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 13 day of September, 2026.

Notary's Signature

My Commission Expires: 9-15-29

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY